

## Features Sheet - 470 Silver Street, Unit 111 Manchester

- 1st floor unit (no stairs from entry)
- 1,166 square feet (one of the larger units in building)
- 2 bedrooms, 1 full bathroom
- Steps away from laundry room just a couple of doors down
- Close, abundant, and gated parking (2 parking spaces)
- Tall ceilings with exposed brick with big windows and lots of natural light
- Four new windows installed
- New paint, including the ceiling, in every room but the guest room
- Central A/C
- Association fee includes:
  - Parking
  - Trash (on site)
  - Heat and Hot Water
  - Landscaping
  - Snow removal
  - Road Maintenance
  - Sewer
- Kitchen Info
  - Granite countertops
  - Open concept - tons of cabinets and storage
  - Great entertaining space that flows nicely into the living room
- Nearby Attractions
  - Quick commuting to Rt. 93 & Rt. 293
  - South Willow Street shopping, restaurants and more
  - 10 minutes to Mall of NH

PROPERTY DISCLOSURE - RESIDENTIAL ONLY  
New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

The following answers and explanations are true and complete to the best of SELLER'S knowledge. This statement has been prepared to assist prospective BUYERS in evaluating SELLER'S property. This disclosure is not a warranty of any kind by the SELLER, or any real estate FIRM representing the SELLER, and is not a substitute for any inspection by the BUYER. SELLERS authorize FIRM in this transaction to disclose the information in this statement to other real estate agents and to prospective buyers of this property.

**NOTICE TO SELLER(S): COMPLETE ALL INFORMATION AND STATE NOT APPLICABLE OR UNKNOWN AS APPROPRIATE. IF ANY OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF COMPLETION, YOU ARE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING.**

1. SELLER: Cameron A. DeBrusk

2. PROPERTY LOCATION: 470 Silver Street, 111, Manchester, NH 03103

3. CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED? Yes No

4. SELLER: has has not occupied the property for 1.5 years.

5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

a. TYPE OF SYSTEM: Public Private Seasonal Unknown  
Drilled Dug Other

b. INSTALLATION: Location:  
Installed By: Date of Installation:  
What is the source of your information?

c. USE: Number of persons currently using the system: 2  
Does system supply water for more than one household? Yes No

d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?  
Pump: Yes No N/A Quantity: Yes No  
Quality: Yes No Unknown  
If YES to any question, please explain in Comments below or with attachment.

e. WATER TEST: Have you had the water tested? Yes No Date of most recent test  
If YES to any question, please explain in Comments below or with attachment.  
Are you aware of any test results reported as unsatisfactory or satisfactory with notations? Yes No  
If YES, are test results available? Yes No  
What steps were taken to remedy the problem?  
COMMENTS:

6. SEWAGE DISPOSAL SYSTEM

a. TYPE OF SYSTEM: Public: Yes No Community/Shared: Yes No  
Private: Yes No Unknown  
Septic Design Available: Yes No

b. IF PUBLIC OR COMMUNITY/SHARED  
Have you experienced any problems such as line or other malfunctions? Yes No  
What steps were taken to remedy the problem?

c. IF PRIVATE:  
TANK: Septic Tank Holding Tank Cesspool Unknown  
Tank Size Gal. Unknown Other  
Tank Type Concrete Metal Unknown Other  
Location: Location Unknown Date of Installation:  
Date of Last Servicing: Name of Company Servicing Tank:  
Have you experienced any malfunctions? Yes No  
Comments:

SELLER(S) INITIALS

BUYER(S) INITIALS

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**d. LEACH FIELD:** ☐ Yes ☒ No ☐ Other \_\_\_\_\_  
IF YES, Location: \_\_\_\_\_ Size: \_\_\_\_\_ ☐ Unknown  
Date of installation of leach field: \_\_\_\_\_ Installed By: \_\_\_\_\_  
Have you experienced any malfunctions? ☐ Yes ☐ No  
Comments: \_\_\_\_\_

**e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A?** ☐ Yes ☒ No ☐ Unknown  
IF YES, has a septic system evaluation been done within 180 days? ☐ Yes ☐ No ☐ Unknown  
Date of Evaluation: \_\_\_\_\_  
Comments: \_\_\_\_\_

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU, 603-271-3501

7. <u>INSULATION</u>	<u>LOCATION</u>	<u>Yes</u>	<u>No</u>	<u>Unknown</u>	<u>If YES, Type</u>	<u>Amount</u>	<u>Unknown</u>
	Attic or Cap	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	<input type="checkbox"/>
	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>

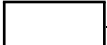
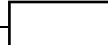
**8. HAZARDOUS MATERIAL**

**a. UNDERGROUND STORAGE TANKS - Current or previously existing:**  
Are you aware of any past or present underground storage tanks on your property? ☐ Yes ☐ No ☒ Unknown  
IF YES: Are tanks currently in use? ☐ Yes ☐ No  
IF NO: How long have tank(s) been out of service? \_\_\_\_\_  
What materials are, or were, stored in the tank(s)? \_\_\_\_\_  
Age of tank(s): \_\_\_\_\_ Size of tank(s): \_\_\_\_\_  
Location: \_\_\_\_\_  
Are you aware of any past or present problems such as leakage, etc? ☐ Yes ☐ No  
Comments: \_\_\_\_\_  
If tanks are no longer in use, have the tanks been removed? ☐ Yes ☐ No ☐ Unknown  
Comments: \_\_\_\_\_

**b. ASBESTOS - Current or previously existing:**  
As insulation on the heating system pipes or ducts? ☐ Yes ☐ No ☒ Unknown  
In the siding? ☐ Yes ☐ No ☒ Unknown In the roofing shingles? ☐ Yes ☐ No ☒ Unknown  
In flooring tiles? ☐ Yes ☐ No ☒ Unknown Other \_\_\_\_\_ ☐ Yes ☐ No ☐ Unknown  
If YES, Source of information: \_\_\_\_\_  
Comments: \_\_\_\_\_

**c. RADON/AIR - Current or previously existing:**  
Has the property been tested? ☐ Yes ☐ No ☒ Unknown  
If YES: Date: \_\_\_\_\_ By: \_\_\_\_\_  
Results: \_\_\_\_\_ If app \_\_\_\_\_  
Has the property been tested since remedial steps? ☐ Yes ☐ No  
Are test results available? ☐ Yes ☐ No  
Comments: \_\_\_\_\_

**SELLER(S) INITIALS**  / 

**BUYER(S) INITIALS**  / 

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**d. RADON/WATER - Current or previously existing:**

Has the property been tested? ☐ Yes ☐ No ☒ Unknown

If YES: Date: \_\_\_\_\_ By: \_\_\_\_\_

Results: \_\_\_\_\_ If applicable, what remedial steps were taken? \_\_\_\_\_

Has the property been tested since remedial steps? ☐ Yes ☐ No

Are test results available? ☐ Yes ☐ No Comments: \_\_\_\_\_

**e. LEAD-BASED PAINT - Current or previously existing:**

Are you aware of lead-based paint on this property? ☐ Yes ☒ No

If YES: Source of information: \_\_\_\_\_

Are you aware of any cracking, peeling, or flaking lead-based paint? ☐ Yes ☒ No

Comments: \_\_\_\_\_

**f. Are you aware of any other hazardous materials?** ☐ Yes ☒ No

If YES: Source of information: \_\_\_\_\_

Comments: \_\_\_\_\_

**9. GENERAL INFORMATION**

**a. Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estates, or right of first refusal?**

☐ Yes ☒ No ☐ Unknown If YES, Explain: \_\_\_\_\_

What is your source of information? \_\_\_\_\_

**b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?**

☒ Yes ☐ No ☐ Unknown If YES, Explain: \$720 HOA fee

What is your source of information? \_\_\_\_\_

**c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc?**

☐ Yes ☒ No If YES, Explain: \_\_\_\_\_

**d. Are you aware of any problems with other buildings on the property?** ☐ Yes ☒ No

If YES, Explain: \_\_\_\_\_

**e. Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.?** ☐ YES ☒ NO ☐ UNKNOWN If YES, Explain: \_\_\_\_\_

**f. Is this property located in a Federally Designated Flood Hazard Zone?** ☐ Yes ☒ No ☐ Unknown

Comments: \_\_\_\_\_

**g. Has the property been surveyed?** ☐ Yes ☐ No ☒ Unknown If YES, By: \_\_\_\_\_

If YES, is survey available? ☐ Yes ☐ No ☐ Unknown

**h. How is the property zoned?** Unknown

**i. Heating System Age:** 4.5 years **Type:** forced hot air **Fuel:** gas **Tank Location:** \_\_\_\_\_

Owner of Tank: \_\_\_\_\_

Annual Fuel Consumption: Included in HOA **Price:** \_\_\_\_\_ **Gallons:** \_\_\_\_\_

Date system was last serviced and by whom? Spring 2024

Secondary Heat Systems: \_\_\_\_\_

Comments: \_\_\_\_\_

**j. Roof Age:** Unknown **Type of Roof Covering:** \_\_\_\_\_

Moisture or leakage: Minor leak in spring 2024, remedied by HOA.

Comments: \_\_\_\_\_

**SELLER(S) INITIALS**

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**BUYER(S) INITIALS**

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**k.** Foundation/Basement: ☐ Full ☐ Partial ☐ Other: \_\_\_\_\_ ☐ Type: Concrete  
 Moisture or leakage \_\_\_\_\_  
 Comments: \_\_\_\_\_

**l.** Chimney(s) How Many? \_\_\_\_\_ Lined? \_\_\_\_\_ Last Cleaned: \_\_\_\_\_ Problems? \_\_\_\_\_  
 Comments: \_\_\_\_\_

**m.** Plumbing Type: \_\_\_\_\_ Age: \_\_\_\_\_  
 Comments: \_\_\_\_\_

**n.** Domestic Hot Water: Age: \_\_\_\_\_ Type: \_\_\_\_\_ Gallons: \_\_\_\_\_

**o.** Electrical System: # of Amps 100 ☒ Circuit Breakers ☐ Fuses  
 Comments: \_\_\_\_\_  
 Solar Panels: ☐ Leased ☐ Owned If leased, explain terms of agreement: \_\_\_\_\_  
 Comments: \_\_\_\_\_

**p.** Modifications: Are you aware of any modifications or repairs made without the necessary permits? ☐ Yes ☒ No  
 If Yes, please explain: \_\_\_\_\_

**q.** Pest Infestation: Are you aware of any past or present pest infestations? ☐ Yes ☒ No Type: \_\_\_\_\_  
 Comments: \_\_\_\_\_

**r.** Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property?  
 (Per RSA 477:4-g) ☐ Yes ☒ No If YES, please explain: \_\_\_\_\_

**s.** Air Conditioning: Type: Central AC Age: \_\_\_\_\_ Date Last Serviced and by whom: \_\_\_\_\_  
 Comments: \_\_\_\_\_


**t.** Pool: Age: \_\_\_\_\_ Heated: ☐ Yes ☐ No Type: \_\_\_\_\_ Last Date of Service: \_\_\_\_\_  
 By Whom: \_\_\_\_\_

**u.** Generator: Portable: ☐ Yes ☐ No Whole House: ☐ Yes ☐ No Kw/Size: \_\_\_\_\_ Last Date of Service: \_\_\_\_\_  
 If Portable: ☐ Included ☐ Negotiable  
 Comments: \_\_\_\_\_

**v.** Internet: Type Currently Used at Property: XFINITY

**w.** Other (e.g. Alarm System, Irrigation System, etc.) Gated parking  
 Comments: \_\_\_\_\_

**NOTICE TO PURCHASER(S):** PRIOR TO SETTLEMENT YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY BE CONTAINED IN PURCHASE AND SALES AGREEMENT AND DEPOSIT RECEIPT. YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO INFORMATION ON ANY SEXUAL OFFENDERS REGISTERED UNDER NH RSA CHAPTER 651-B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL POLICE DEPARTMENT.

SELLER(S) INITIALS  / 

BUYER(S) INITIALS  / 

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10. ADDITIONAL INFORMATION

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?

☐ Yes ☒ No

b. ADDITIONAL COMMENTS:

Improvements:  
-New granite countertops  
-New Sink  
-Four new custom windows  
-New Laminate flooring  
-New paint  
-New toilet

ACKNOWLEDGEMENTS:

SELLER ACKNOWLEDGES THAT HE/SHE HAS PROVIDED THE ABOVE INFORMATION AND THAT SUCH INFORMATION IS ACCURATE, TRUE AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE. SELLER AUTHORIZES THE LISTING BROKER TO DISCLOSE THE INFORMATION CONTAINED HEREIN TO OTHER BROKERS AND PROSPECTIVE PURCHASERS.

SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE KNOWN INFORMATION TO BUYER(S).

*Cameron A. DeBrusk*  
dotloop verified  
03/25/25 10:12 PM EDT  
5BW8-992Z-F21N-F1X7  
SELLER DATE

SELLER DATE

BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR BROKER. BUYER IS ENCOURAGED TO UNDERTAKE HIS/HER OWN INSPECTIONS AND INVESTIGATIONS VIA LEGAL COUNSEL, HOME, STRUCTURAL OR OTHER PROFESSIONAL AND QUALIFIED ADVISORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.

BUYER DATE

BUYER DATE

SELLER(S) INITIALS *CD*

BUYER(S) INITIALS

**PROPERTY DISCLOSURE RIDER**  
**CONDOMINIUM, CO-OP, PUD AND OTHER HOMEOWNER ORGANIZATIONS**  
**(To be used in conjunction with Property Disclosure - Residential)**  
**New Hampshire Association of REALTORS® Standard Form**



In compliance with the requirements of RSA 477:4-f, the following information is provided to BUYER relative to the purchase of a condominium unit.

**RIGHT TO INFORMATION:** In accordance with RSA 356-B:58, a party interested in purchasing a condominium unit has the right to obtain from the Condominium Unit Owner's Association the following information: a copy of the condominium declaration, by-laws, any formal rules of the association, a statement of monthly and annual fees and any special assessments made within the last 3 years.

1. Seller and Property Address: Cameron A. DeBrusk  
470 Silver Street, 111, Manchester, NH 03103
2. Association Name (if applicable): Evergreen Management
3. Property Manager/Agent: Lisa Reece Phone: 603-945-3781

4. **GENERAL AND LEGAL**

- a. Are there any Association or Corporation approvals required for transfer of Ownership? ☐ Yes ☒ No ☐ Unknown
- b. Is there a time share operation existing at Property? ☐ Yes ☒ No ☐ Unknown
- c. Is there a vacation rental operation or other organized rental program at Property? ☐ Yes ☒ No ☐ Unknown
- d. Are you aware of any rental, use or age restrictions? ☐ Yes ☒ No ☐ Unknown
- e. Number of allocated parking spaces available for this unit: 2
- f. Are you aware of any pending or existing litigation? ☐ Yes ☒ No If Yes, please explain: \_\_\_\_\_
- g. Are the minutes of the Condominium Association annual meeting available? ☒ Yes ☐ No ☐ Unknown
- h. Are there any pet policies? Restrictions: ☒ Yes ☐ No Dogs/Cats Allowed: ☒ Yes ☐ No

5. **MASTER INSURANCE POLICY**

- a. Name of Company: Brown and Brown Insurance
- b. Name of Agent: Chris McPhail Phone: 603-424-9901

6. **FINANCIAL**

- a. Monthly maintenance fee(s): \$720
- b. What do the monthly fees include?
- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Air Conditioning          | <input checked="" type="checkbox"/> Hot Water                             | <input checked="" type="checkbox"/> Road Maintenance |
| <input type="checkbox"/> Cable TV Signal           | <input checked="" type="checkbox"/> Landscaping                           | <input checked="" type="checkbox"/> Sewer            |
| <input type="checkbox"/> Electricity               | <input type="checkbox"/> Lot Rent   | <input checked="" type="checkbox"/> Snow Removal     |
| <input checked="" type="checkbox"/> Garage/Parking | <input type="checkbox"/> Real Property Tax                                | <input checked="" type="checkbox"/> Trash Removal    |
| <input checked="" type="checkbox"/> Gas            | <input checked="" type="checkbox"/> Recreation/Community Association Dues | <input checked="" type="checkbox"/> Water            |
| <input type="checkbox"/> Other: _____              |   |  |
- c. Are there any additional fees? If so, please specify: \$100 moving fee to offset trash removal
- d. Are you aware of any special assessments or loans in effect at this time? ☐ Yes ☒ No
- If Yes, explain: \_\_\_\_\_
- Additional Comments: \_\_\_\_\_

7. **ACKNOWLEDGEMENTS:**

**SELLER ACKNOWLEDGES THAT HE/SHE HAS PROVIDED THE ABOVE INFORMATION AND THAT SUCH INFORMATION IS ACCURATE, TRUE AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE. SELLER AUTHORIZES THE LISTING BROKER TO DISCLOSE THE INFORMATION CONTAINED HEREIN TO OTHER BROKERS AND PROSPECTIVE PURCHASERS.**

Cameron A. DeBrusk  
 SELLER \_\_\_\_\_ DATE \_\_\_\_\_

dotloop verified  
 03/27/25 7:49 PM EDT  
 GULP-GWY6-UJ2D-R38V

\_\_\_\_\_  
 SELLER \_\_\_\_\_ DATE \_\_\_\_\_

**BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR BROKER. BUYER IS ENCOURAGED TO UNDERTAKE HIS/HER OWN INSPECTIONS AND INVESTIGATIONS VIA LEGAL COUNSEL, HOME, STRUCTURAL AND OTHER ADVISORS.**

\_\_\_\_\_  
 BUYER \_\_\_\_\_ DATE \_\_\_\_\_

\_\_\_\_\_  
 BUYER \_\_\_\_\_ DATE \_\_\_\_\_

**DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT  
AND/OR LEAD-BASED PAINT HAZARDS FOR HOUSING SALES**



This Disclosure Form is from the National Lead Information Center under the United States Environmental Protection Agency. This is not a New Hampshire Association of REALTORS® form.

Property Address: 470 Silver Street, 111, Manchester, NH 03103

**LEAD WARNING STATEMENT**

Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.


**Seller's Disclosure**

- (a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):
- (i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
- (ii) ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (b) Records and reports available to the seller (check (i) or (ii) below):
- (i) ☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).
- (ii) ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

**Purchaser's Acknowledgement (initial)**



- (c) ☐ Purchaser has received copies of all information listed above.
- (d) ☐ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.
- (e) Purchaser has (check (i) or (ii) below):
- (i) ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
- (ii) ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

**Agent's Acknowledgement (initial)**

- (f)  Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

**Certification of Accuracy**

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<div><div></div><div>dotloop verified 03/25/25 10:12 PM EDT 4CTP-WB8O-SURW-D0DC</div></div> <div>SellerDate</div>	<div></div> <div>SellerDate</div>
<div></div> <div>PurchaserDate</div>	<div></div> <div>PurchaserDate</div>
<div><div></div><div>dotloop verified 04/13/25 6:12 PM EDT UKR4-JMED-U6T2-ANZX</div></div> <div>AgentDate</div>	<div></div> <div>AgentDate</div>



470 SILVER ST #111

Location	470 SILVER ST #111	Mblu	0312/A / 0011/ /
Owner	DEBRUSK, CAMERON A	Assessment	\$201,000
Building Count	1		

Current Value

Assessment	
Valuation Year	Total
2022	\$201,000

Owner of Record

Owner	DEBRUSK, CAMERON A	Sale Price	\$255,000
Co-Owner		Certificate	
		Book & Page	9745/1521
		Sale Date	11/27/2023
		Instrument	04

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
DEBRUSK, CAMERON A	\$255,000		9745/1521	04	11/27/2023
DORMAN, JENNIFER A	\$165,000		9514/1475	04	08/20/2021
MACLAUGHLIN, MICHELLE	\$106,000	1	8257/1702	00	10/28/2010
MCCOMISH, MARK F	\$4,000	2	8257/1700	37	10/25/2010

Building Information

Building 1 : Section 1

Year Built:	1893
Living Area:	1,166
Replacement Cost	
Less Depreciation:	\$201,000

Building Attributes	
Field	Description
Style:	Condominium
Model	Res Condo

Stories:	1 Story
Grade	Average
Occupancy	1
Interior Wall 1:	Drywall
Interior Wall 2:	Minim/Masonry
Interior Floor 1	Laminate
Interior Floor 2	Carpet
Heat Fuel:	Gas
Heat Type:	Forced Hot Air
AC Type:	Central Air
Ttl Bedrms:	2 Bedrooms
Ttl Bathrms:	1
Ttl Half Bths:	0
Xtra Fixtres	
Total Rooms:	5
Bath Style:	Average
Kitchen Style:	Average
Kitchen Type	00
Kitchen Func	00
Primary Bldg Use	
Htwtr Type	00
Atypical	
Park Type	N
Park Own	N
Park Tandem	N
Fireplaces	
Num Part Bedrm	
Base Flr Pm	
Num Park	00
Pct Low Ceiling	
Unit Lochn	
Grade	Average
Stories:	1
Residential Units:	100
Exterior Wall 1:	Brick/Masonry
Exterior Wall 2:	
Roof Structure	Flat
Roof Cover	Tar Gravel
Cmrcl Units:	0
Res/Com Units:	0
Section #:	0

Building Photo



(https://images.vgsi.com/photos/ManchesterNHPhotos//00\05\91\67.JPG)

Building Layout



(https://images.vgsi.com/photos/ManchesterNHPhotos//Sketches/9034\_90:

Building Sub-Areas (sq ft)			
Code	Description	Gross Area	Living Area
BAS	First Floor	1,166	1,166
		1,166	1,166

Parking Spaces	0
Section Style:	0
Foundation	
Security:	
Cmplx Cnd	
Remod Ext	
Bldg Super	
Grade	
Usrflid 703	0
Usrflid 706	0

Extra Features

Extra Features
No Data for Extra Features

Land

Land Use

Land Line Valuation

Use Code 1020  
Description CONDO MDL-05

Size (Sqr Feet) 0

Outbuildings

Outbuildings
No Data for Outbuildings

Valuation History

Assessment	
Valuation Year	Total
2023	\$201,000

City of Manchester, NH - Tax Billing

Account Summary

**Tax Account ID:**  
18800

**Owner Name:**  
DEBRUSK, CAMERON A

**Property Address:**  
470 SILVER ST #0111

**Map-Lot:**  
0312A-0011

General Account Information

**Second Owner Name:**

**Assessed Value:**  
\$201,000.00

**Exemptions:**  
\$0.00

**Taxable Value:**  
\$201,000.00

**Type of Tax:**  
REAL ESTATE TAX

Tax Information for 2024

**Billed taxes:**  
\$3,935.58

**Current Taxes Due:**  
\$0.00

**Interest, Penalties, and Collections:**  
\$0.00

**Total Due:**  
\$0.00

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E- Doc # 230040292  
Book 9745 Page 1521

12/05/2023 02:03:32 PM  
Page 1 of 3

Mary Ann Crowell  
Register of Deeds, Hillsborough County  
LCHIP HIA724660 25.00  
TRANS TAXHI157482 3,825.00

Return to:  
Cameron A. DeBrusk  
470 Silver Street # 111  
Manchester, NH 03103470 Silver Street # 111

**Transfer Tax: \$3,825.00**

## **WARRANTY DEED**

**Jennifer A. Dorman and Carroll L. Dorman**, husband and wife, of 470 Silver Street # 111, Manchester, NH 03103, for consideration paid, grant to **Cameron A. DeBrusk**, single, of 151 Locust Street, Dover, NH 03820, individually, with WARRANTY COVENANTS:

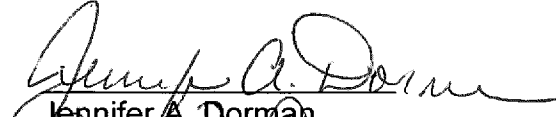
### **SEE ATTACHED EXHIBIT A**

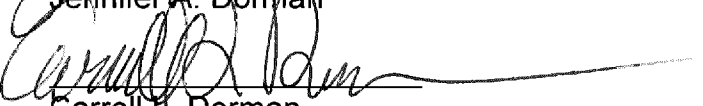
MEANING and INTENDING to describe and convey the same premises conveyed to the grantors herein by deed of Michelle Roberge f/k/a Michelle MacLauchlan dated 8/20/2021 and recorded at Book 9514, Page 1475 in the Hillsborough County Registry of Deeds.

We, the grantors herein hereby release all rights of homestead in the above-described premises.

*THE REMAINDER OF THIS PAGE IS LEFT INTENTIONALLY BLANK.*

Executed this 27<sup>th</sup> day of November, 2023

  
Jennifer A. Dorman

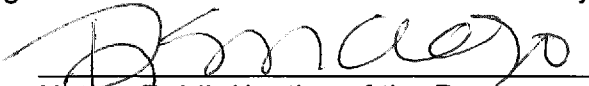
  
Carroll L. Dorman

State of New Hampshire

County of Hillsborough

11/27/2023

Then personally appeared before me the said Jennifer A. Dorman and Carroll L. Dorman and acknowledged the foregoing instrument to be their free and voluntary act and deed.

  
Notary Public/Justice of the Peace  
Commission expiration:



**EXHIBIT A**

A certain condominium in the *Twin Towers Condominium*, in the **City of Manchester, County of Hillsborough and State of New Hampshire**, more particularly bounded and described as follows:

**Unit No. 111, Building 1**, as defined, described and identified in the Declaration of Condominium of Twin Towers Condominium (which, together with the By-Laws and other appendices thereto, is sometimes hereinafter called the "Declaration"), dated July 1, 1987, recorded in the Hillsborough County Registry of Deeds at Book 4554, Page 257 and on a certain Site Plan and Floor Plans, recorded in the Hillsborough County Registry of Deeds as Plan No. 21606.

Also conveying an undivided interest in the Common Area, as defined, described and identified in the Declaration and on the Plans.

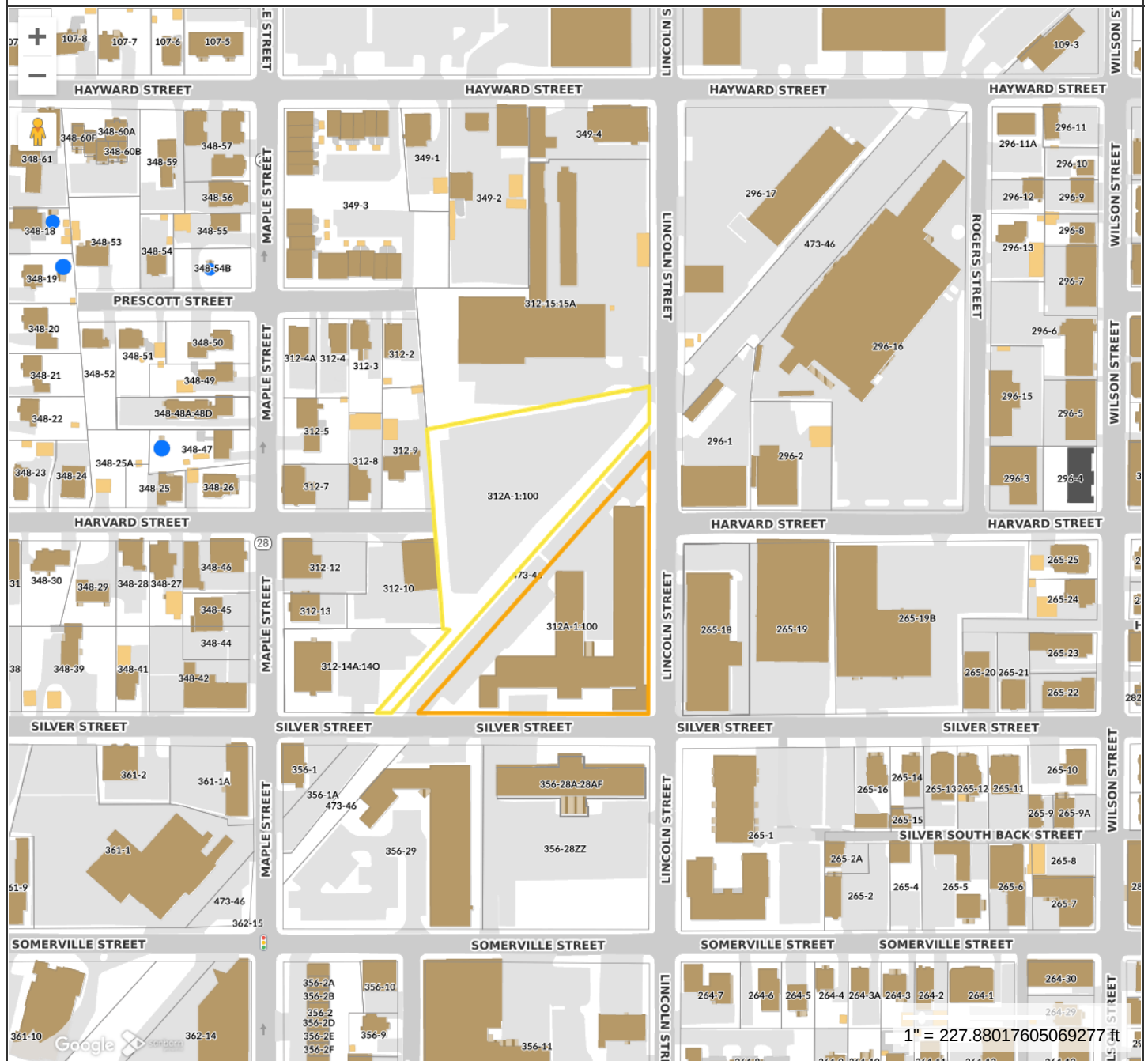
Also conveying the following rights and easements:

1. Easements, in common with others, to use the Common Area, as set forth in the Declaration.
2. Non-exclusive easements for structural support and encroachments and for repair, and other rights and easements, as set forth in the Declaration.

Subject to the following:

1. Terms and provisions of New Hampshire RSA 356-B, as amended;
2. Terms and provisions of the Unit Owner's Deed;
3. Declaration of Condominium of Twin Towers Condominium Association dated July 1, 1987 and recorded in Book 4554, Page 257, and as amended; and
4. Easements, facts, issues and notations as shown on Plan No. 21606

## 470 Silver Street, Unit 111 Manchester

**Property Information**

**ParcelID** 0312A-0011  
**Location** 470 SILVER ST #111  
**Owner** DEBRUSK, CAMERON A



**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

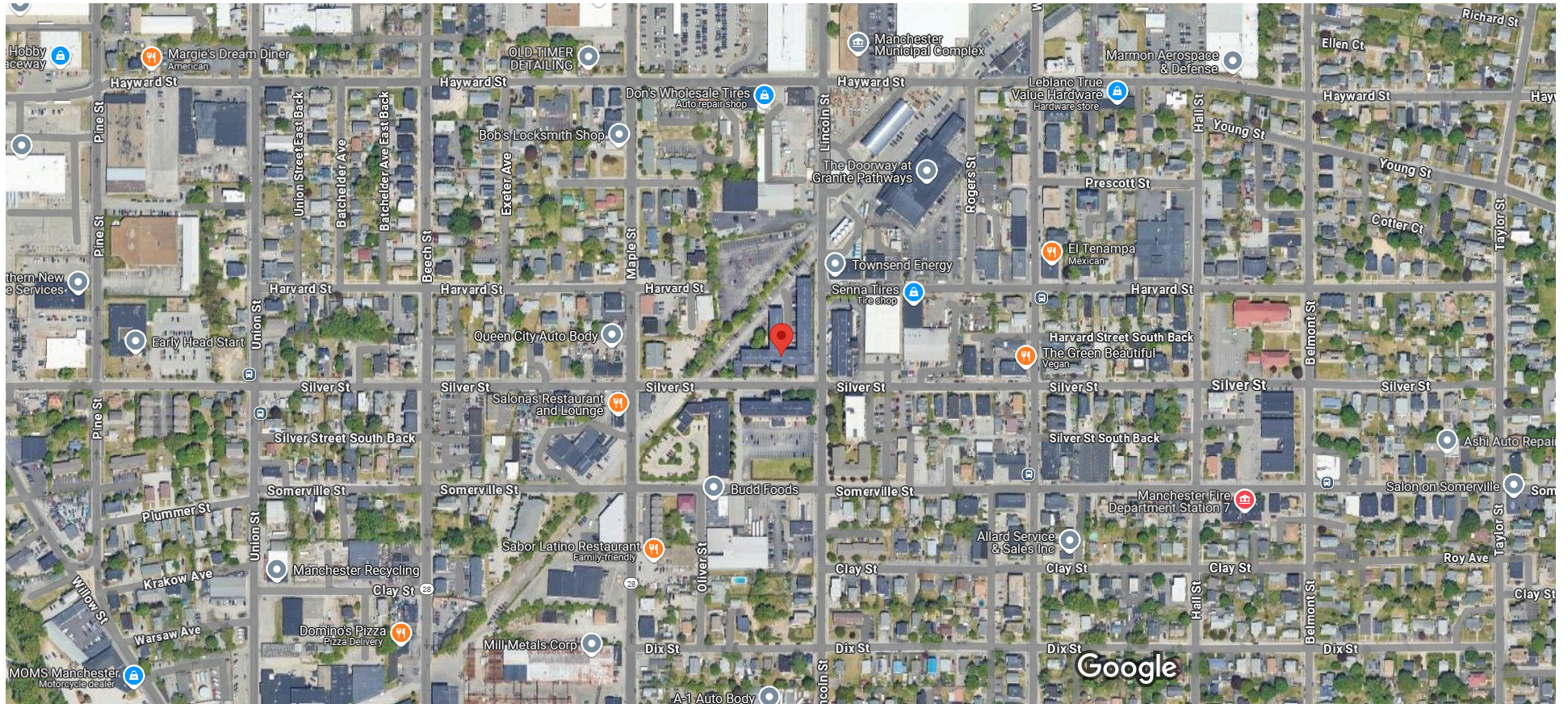
City of Manchester, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Print map scale is approximate.  
Critical layout or measurement  
activities should not be done using  
this resource.





## 470 Silver St



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